

16-520 PLANNED INDUSTRIAL DISTRICTS.

- 520.1 INTENT. Each of the industrial districts herein before set forth shall have a separate and distinct counterpart known and herein referred to as a planned industrial district. A planned district shall be for the purpose of permitting and regulating the uses heretofore permitted in the equivalent district and further provide for and encourage latitude and flexibility in the location of buildings and other industrial structures, roads and drives, variations in yard requirements and joint use parking and loading facilities, subsequent to approval of the plan by the Planning Commission and Governing Body.

The intent is to allow development of tracts of land to the fullest extent and at the same time observe the general intent and spirit of these regulations.

- 520.2 DISTRICTS AND PERMITTED USES. The Planned Industrial Districts shall be as follows:

<u>Planned District</u>	<u>Equivalent District</u>
M-P-1	M-1
M-P-2	M-2

The uses permitted shall be the same as in the equivalent Districts M-1 or M-2.

- 520.3 REGULATIONS AND ALLOWED VARIATIONS. In general, the height and bulk of buildings, the amount of open space, light and air, the concentration of population, the parking and loading requirements shall be equal to those in the corresponding District M-1 or M-2.

Variations and departures from normal practice may, however, be permitted. Lots need not be platted prior to building permit issuance. Buildings need not face on or abut public streets but may be served by private roadways. Off-street parking and loading spaces as required in this title may be provided to jointly serve several tenants.

- 520.4 PROCEDURE FOR REZONING PROPERTY TO PLANNED INDUSTRIAL DISTRICT. A tract of land may be zoned M-P-1 or M-P-2 only upon application by the Owner or his/her agent and only upon approval of a development plan for the tract. The proponents of a planned development shall prepare and submit to the Planning Commission a development plan containing the following elements:

Name of the developer and firm responsible for preparation, north scale, preparation date and revision dates, space for endorsement by Planning Commission and Governing Body, the proposed use and proposed zoning.

- A. The boundaries of the tract to be zoned and the area adjacent for a distance of not less than two hundred (200) feet. Such map shall show any existing buildings and other structures on the tract and any existing development on the land adjacent within two hundred (200) feet. Existing streets, alleys and easements on the tract and within two hundred (200) feet thereof shall be shown;

- B. The location of setback lines which will regulate the relationship of buildings, parking areas, outside storage, rail spurs and outside industrial activity to the property lines of the tract shall be shown on the development plan;
- C. Appropriate screening by walls or landscaping along the boundary of the tract shall be shown;
- D. The Planning Commission shall advertise and hold a public hearing on the plans as provided in Article 15. At such time as the development as planned meets with the approval of the Commission the same shall be duly approved, properly endorsed and identified and sent on to the Governing Body for final rezoning action.
- E. Upon final approval of the plan and the rezoning of the tract as required by law, construction may proceed and conformance with the plan and all supporting documentation is mandatory. All final building and site plans shall be submitted to the Planning Commission and approved as to compliance with the development plan prior to the issuance of a building permit. All decisions of the Planning Commission may be appealed to the Governing Body who may reverse or affirm the same.